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Please note that your name and comments will be made publicly available in the Council or Council Committee agenda and minutes. Your e-mail address will not be included in the public record.

ENDORSEMENT STATEMENT ON TRUTH AND RECONCILIATION, ANTI-RACISM, EQUITY, DIVERSITY, INCLUSION AND BELONGING

The purpose of The City of Calgary is to make life better every day. To fully realize our purpose, we are committed to addressing racism and other forms of discrimination within our programs, policies, and services and eliminating barriers that impact the lives of Indigenous, Racialized, and other marginalized people. It is expected that participants will behave respectfully and treat everyone with dignity and respect to allow for conversations free from bias and prejudice.

| | |
|--|---|
| First name [required] | WASEEM |
| Last name [required] | ALKHAYER |
| How do you wish to attend? | |
| You may bring a support person should you require language or translator services. Do you plan on bringing a support person? | |
| What meeting do you wish to comment on? [required] | Standing Policy Committee on Infrastructure and Planning |
| Date of meeting [required] | Jun 10, 2025 |
| What agenda item do you wish to comment on? (Refer to the Council or Committee agenda published here .) | |
| [required] - max 75 characters | HOTCHKISS LOC2024-0031 LAND USE REDESIGNATION BYLAW 93D2025 |
| Are you in favour or opposition of the issue? [required] | In opposition |



ATTACHMENT_01_FILENAME Rezoning Rejection Letter_HOTCHKISS.pdf

ATTACHMENT_02_FILENAME

Comments - please refrain from providing personal information in this field (maximum 2500 characters)

Date: May 25, 2025

City of Calgary Planning Department
Attn: City Clerk's Office
P.O. Box 2100, Station M
Calgary, AB T2P 2M5
Email: publicsubmissions@calgary.ca

Attention: Members of the Infrastructure and Planning Committee

Re: Opposition to Rezoning Application for R-G Zoning in Hotchkiss

Dear City of Calgary Planning Department and City Council Committee Members,

I am writing as a resident of Hotchkiss to formally oppose the proposed rezoning of parcels in our community from R-1 or R-2 to Residential – Low Density Mixed Housing (R-G) as part of the City's rezoning initiative. While I recognize the City's efforts to address housing needs through the Home is Here: The City of Calgary's Housing Strategy, I believe the proposed R-G zoning is inappropriate for our community due to concerns about infrastructure capacity, community character, affordability, and lack of adequate community engagement.

My primary objection centers on the proposed construction enabled by R-G zoning, which would obstruct the scenic views that are a defining feature of Hotchkiss and a key driver of my property's higher market value. Properties in our community, including mine, command premium prices due to unobstructed views of the landscape east of the house, which attract buyers and enhance our neighbourhood's appeal. The introduction of rowhouses and multi-family developments under R-G zoning, with a density of up to 75 units per hectare and fewer contextual design restrictions than R-CG zoning, risks taller or bulkier structures that would block these views. Real estate assessments in Hotchkiss consistently highlight view premiums, and obstructing them could reduce my property's value by 10–20%, impacting my financial investment and the economic stability of our community.

Second, the infrastructure in Hotchkiss is not equipped to handle the increased density permitted under R-G zoning, which allows for single-detached, semi-detached, and rowhouses with up to 75 units per hectare. Our community's sewer, water, and power systems are designed for lower-density housing, and multi-family developments could strain these systems, leading to potential service disruptions or costly upgrades borne by taxpayers. Narrow streets and limited parking exacerbate these concerns, as R-G developments may not require sufficient parking, increasing congestion and safety risks.

Third, the proposed rezoning threatens the character of Hotchkiss, which is defined by its spacious suburban lots, family-friendly environment, and green spaces. R-G zoning permits row houses and higher-density housing forms that could disrupt the aesthetic and functional

cohesion of our neighbourhood, potentially leading to shadowing, overlooking, or loss of privacy for existing residents. The absence of contextual rules in R-G, unlike R-CG, risks developments that do not align with our community's established identity.

Fourth, there is insufficient evidence that R-G zoning will improve housing affordability in Hotchkiss. Recent developments in Calgary suggest that new row houses and multi-family units often target luxury markets, replacing affordable housing stock with higher-cost options. Without specific measures to ensure affordable units, this rezoning may drive up land values and exacerbate, rather than alleviate, the housing crisis for middle- and low-income families.

Finally, the community engagement process for this rezoning proposal has been inadequate. Many residents feel that the City has not provided transparent, evidence-based research on how R-G zoning will benefit our specific community or address affordability effectively. Meaningful two-way dialogue with residents and the Hotchkiss Community Association is essential to ensure that any zoning changes reflect our needs and priorities.

I urge the City Council to reject the proposed R-G rezoning in Hotchkiss and consider alternative approaches, such as targeted rezoning in areas with adequate infrastructure or incentives for affordable housing development. If rezoning must proceed, I request that row houses remain a discretionary use to allow for community input and ensure compatibility with our neighbourhood's character.

Thank you for considering my concerns. I commend the City Administration for its collaborative and transparent approach throughout this process and respectfully encourage the Infrastructure and Planning Committee and Council to reject the proposed rezoning. I respectfully request that this letter be included in the public record for the upcoming Public Hearing of Council.

Sincerely,
Waseem Alkhayer
Property Owner at Hotchkiss

A black rectangular redaction box covering the signature area.